

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251631
Site Address:	2 Strathmore Drive, Charvil, Wokingham, RG10 9QT
Expiry Date:	4 September 2025
Site Visit Date:	19 August 2025
Proposal: Householder application for the proposed erection of a detached single storey outbuilding to the rear garden (retrospective)	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
242724	Householder application for the proposed erection of an outbuilding and boundary wall.	Approved: December 2024
180174	Householder application for the proposed erection of single storey side/front extension to form porch and first floor side extension to dwelling.	Approved: May 2018
162238	Householder application for the proposed erection of a first floor front extension over existing garage and single storey side/rear extension.	Refused: May 2017
160601	Householder application for the proposed erection a single storey front/side extension and 1st floor side extension over existing garage.	Refused: May 2016
080637	Proposed erection of two detached dwellings with garaging. Demolition of existing dwelling.	Approved: February 2009

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to a condition
WBC Highways – No objection subject to a condition
WBC CIL – No comments
WBC Ecology – No comments

External

None

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	1 objection letter received on the following grounds in respect of potential impacts on the residential amenity of 2A Strathmore Drive: - Overbearing Impact: The objector states that due to the outbuilding being built on a raised platform, it now towers over the neighbour's fence, presenting an overbearing presence for the neighbouring property. - Overlooking / Loss of Privacy: The objector states that owing to the elevated height of the veranda, people using this can now see directly over the neighbour's fence and into their garden room and lounge, compromising the objector's privacy. - Loss of Sunlight/Daylight: Whilst the objector places less emphasis on the impact upon daylight, they state that the outbuildings presence blocks essential light to the adjacent corner of the neighbour's site. - Noise: With regard to noise, the objector has referred to the use of the building as a golf simulator, stating that the sound generated from the applicant hitting the golf balls can be heard from the objector's garden and even their garden room and lounge. - Other Matters: The objector has also raised issues of factual inaccuracies with the application and commented on the previous application issues. These are mostly non-material to the determination of this application, as discussed in the relevant sections of this report below. - Officer comments:

	It appears that the above objection may have been withdrawn, however, for comprehensiveness, those issues which are material to determining this application have been considered throughout this report below.
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APPRAISAL

This application seeks retrospective planning permission for the erection of a detached outbuilding within the rear garden of No.2 Strathmore Drive.

Principle of Development: The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

Character of the Area: The single storey outbuilding has a footprint of approximately 6.3 x 6.25 metres, with a maximum height of approximately 3.9 metres. It is situated adjacent to the rear boundary of the site and is well screened from public view. It does not adversely impact the wider character of the area.

Section 4 of the Borough Design Guide SPD provides guidance on the provision of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. However, it is accepted that in areas with an urban character, more compact gardens may be appropriate to create a more urban development forms that relates to the local character. It is considered that although the development reduces the size of an already limited rear garden, there is an appropriate amount of remaining garden space, such that the proposal would not be detrimental to the enjoyment and usability of the remaining outdoor amenity space.

Neighbouring Amenity:

Overlooking:

An objection letter has been received from a nearby resident, expressing concerns primarily relating to the overlooking potential of the development to No.2A Strathmore Drive. On the associated site visit, it was observed that the ground level is slightly higher at the rear of the site, where the building is positioned, than towards the front, or even where the rear elevations of the properties are situated. Whilst the sloping

nature of the land is not significant, it heightens the importance of an assessment on overlooking, due to the potential for the outbuilding to give rise to a wider outlook.

With regard to the enclosed areas of the outbuilding, the primary outlook from the structure is towards the host dwelling itself, with only oblique views possible to the adjacent site. There is one side facing window, however, this faces away from the neighbouring site and towards the highway. It was also noted from the site visit that the outbuilding has a relatively unique but modest use, in that, it facilitates the provision of a golf simulator. This mitigates the usage of the outbuilding, both in the number of times it would be occupied throughout the week, and the duration it is used when occupied.

The veranda to the front of the outbuilding provides a more expansive outlook, however, there are further mitigating circumstances that reduce overlooking to the neighbouring site. This open space is not a habitable room, and is unlikely to be in regular use, particularly during winter months when the weather deters from it. It is also not a significantly large area and would not be used for social gatherings. Moreover, the veranda is positioned approximately 0.35 metres above the natural ground floor level, which is only a marginal increase above what would usually be acceptable through permitted development for raised patios/decking on residential sites.

For these reasons, there are no direct adverse overlooking opportunities arising from the development.

Loss of Light:

In terms of daylight, the outbuilding would clearly comply with the 25-degree test (as advocated within the Council's Borough Design Guide – Fig. 30 refers) such that there would be no significant impact on daylight levels to habitable room windows of the neighbour. It is acknowledged that there may be some overshadowing to the adjacent corner of the neighbouring plot, however, this would not in itself be detrimental to the usability of the objector's private amenity space and therefore would not constitute a reason to withhold planning permission.

Overbearing:

The outbuilding is positioned hard up against the rear boundary of the application site, sufficiently distant from neighbouring properties. In combination with its relatively modest scale, this prevents any concerns on overbearing grounds.

Noise:

While the outbuilding is used as a golf simulator room, this use is recreational and domestic in nature, comparable to other forms of leisure activity within residential properties, such as playing music, watching television, or using home gym equipment. The sound associated with a golf ball being struck is intermittent and relatively low-level, especially when compared to typical garden or indoor recreational noise. It does not constitute continuous or excessive noise.

The level of noise would also be offset through the separation between the outbuilding and the neighbouring property. While it is acknowledged that some sound may be heard, this does not automatically equate to harm. In planning terms, harm must be significant, sustained, and out of keeping with normal residential amenity impacts, which is not considered to be the case in this instance.

Other Matters:

As summarised previously, the objector has raised issues of factual inaccuracies with the application and commented on the previous application issues. Whilst some of these matters are not material to the determination of this application, they have been listed below in further detail and responded to accordingly:

Height of fencing: The objector states that the height of the fence between No.2 & No.2A is 1.8 metres, not the 2 metres as specified within the Planning Statement. Whilst the difference in height is noted, this has not fundamentally impacted the nature of the assessment from the LPA. The accurate height of the fence was noted during a detailed site visit from the Planning Officer.

Use of Outbuilding: The objector correctly points out that the outbuilding is used as a golf simulator and not a home office. The LPA acknowledge that the Planning Statement is incorrect in this respect, however, the assessment made throughout this application has been on the basis that the outbuilding is being used to facilitate a golf simulator, such that the error has been remedied.

Planning History: The objector references a previous application, questioning why the outbuilding was not positioned on the other side of the applicant's garden, which they say was previously agreed. However, no reference number has been put forward, so the LPA are unable to verify these claims. In any case, the LPA have a responsibility to assess the development put forward and cannot suggest alternative schemes if no harm has been identified.

Highway Access and Parking Provision: A condition has been recommended by WBC Highways seeking to ensure that the outbuilding hereby proposed remains ancillary to the host dwelling. Given the limited scale of the outbuilding, combined with its intended use, it is not considered that such a condition is necessary in this instance.

Flooding and Drainage: The development is proposed in Flood Zone 1. The Drainage Officer recommends a condition that no development shall take place until details of the drainage system for the site have been submitted to and approved in writing by the LPA. However, this condition is too onerous when compared with the scale of the development, plus the fact the site would retain a more than sufficient amount of permeable land within the rear and side garden.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender,

gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	27 August 2025
Earliest date for decision:	1 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	28/08/25

PLANNING CONSTRAINTS/STATUS

Limited Development Location of Charvil